

This Instrument was Prepared by:

Send Tax Notice To: Bruce McComick

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-26-30967

23294 Co Rd 85
Opp Al 36467

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Seven Thousand Five Hundred Dollars and No Cents (\$37,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William L Patterson**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bruce McComick and Gila Crews McCormick, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2026 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 08 day of Jan, 2026.

William L Patterson
William L Patterson

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that William L Patterson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 08 day of Jan, 2026.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

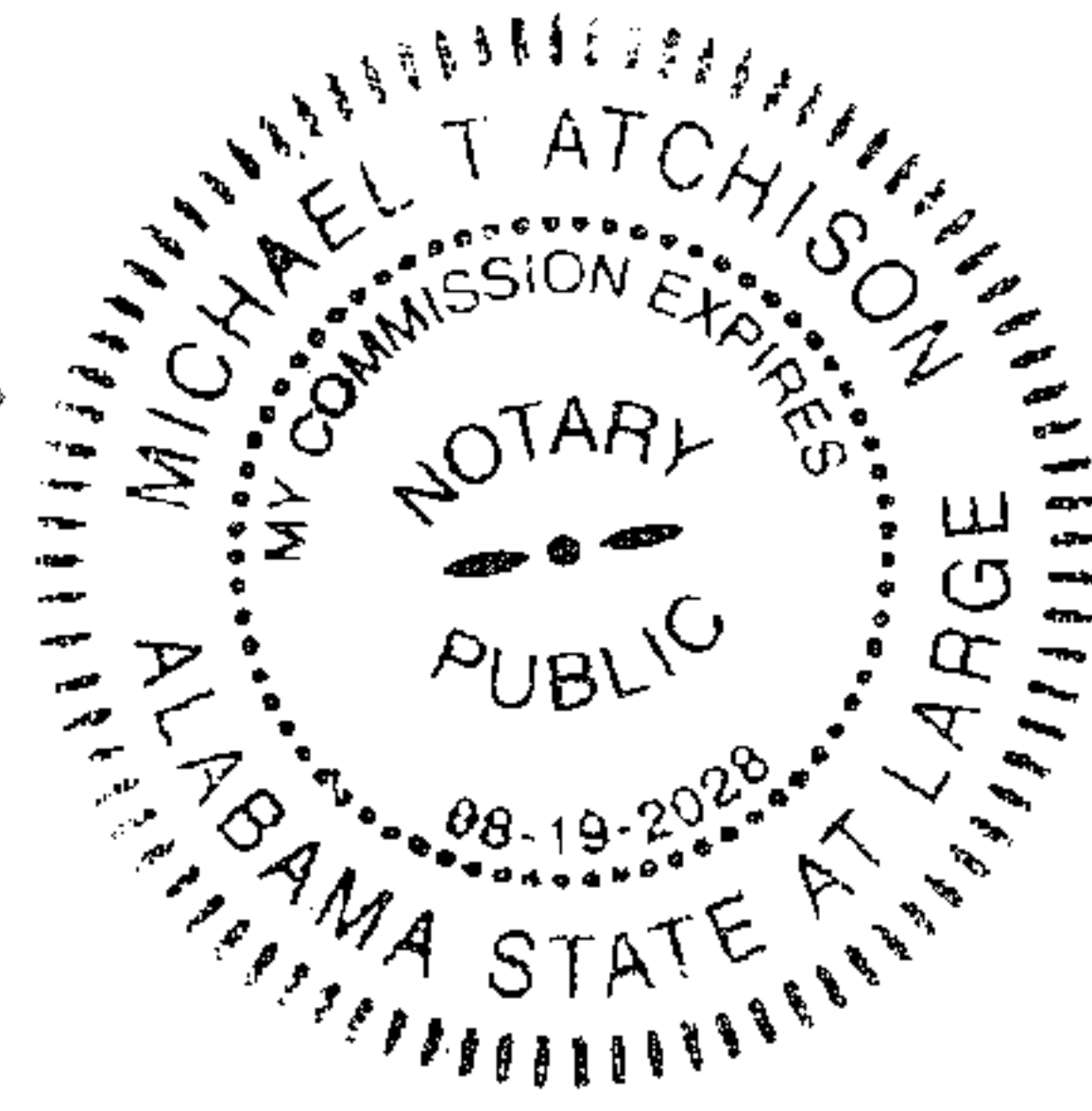


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said 1/4-1/4 Section; thence run North 89 degrees 51 minutes 19 seconds West along the South line of said 1/4-1/4 Section a distance of 429.16 feet to the centerline of a creek and the point of beginning; thence continue last course a distance of 443.60 feet to a point on the Southeasterly right of way of Old Highway No. 280; thence run North 72 degrees 22 minutes 12 seconds East along said right of way a distance of 409.95 feet to the centerline of said creek; thence run Southerly along said creek the following approximate bearings and distances: South 37 degrees 57 minutes 14 seconds East a distance of 29.11 feet; South 29 degrees 32 minutes 20 seconds East a distance of 34.48 feet; South 46 degrees 59 minutes 56 seconds East a distance of 50.89 feet; South 27 degrees 04 minutes 02 seconds West a distance of 42.24 feet to the point of beginning. Being situated in Shelby County, Alabama.

